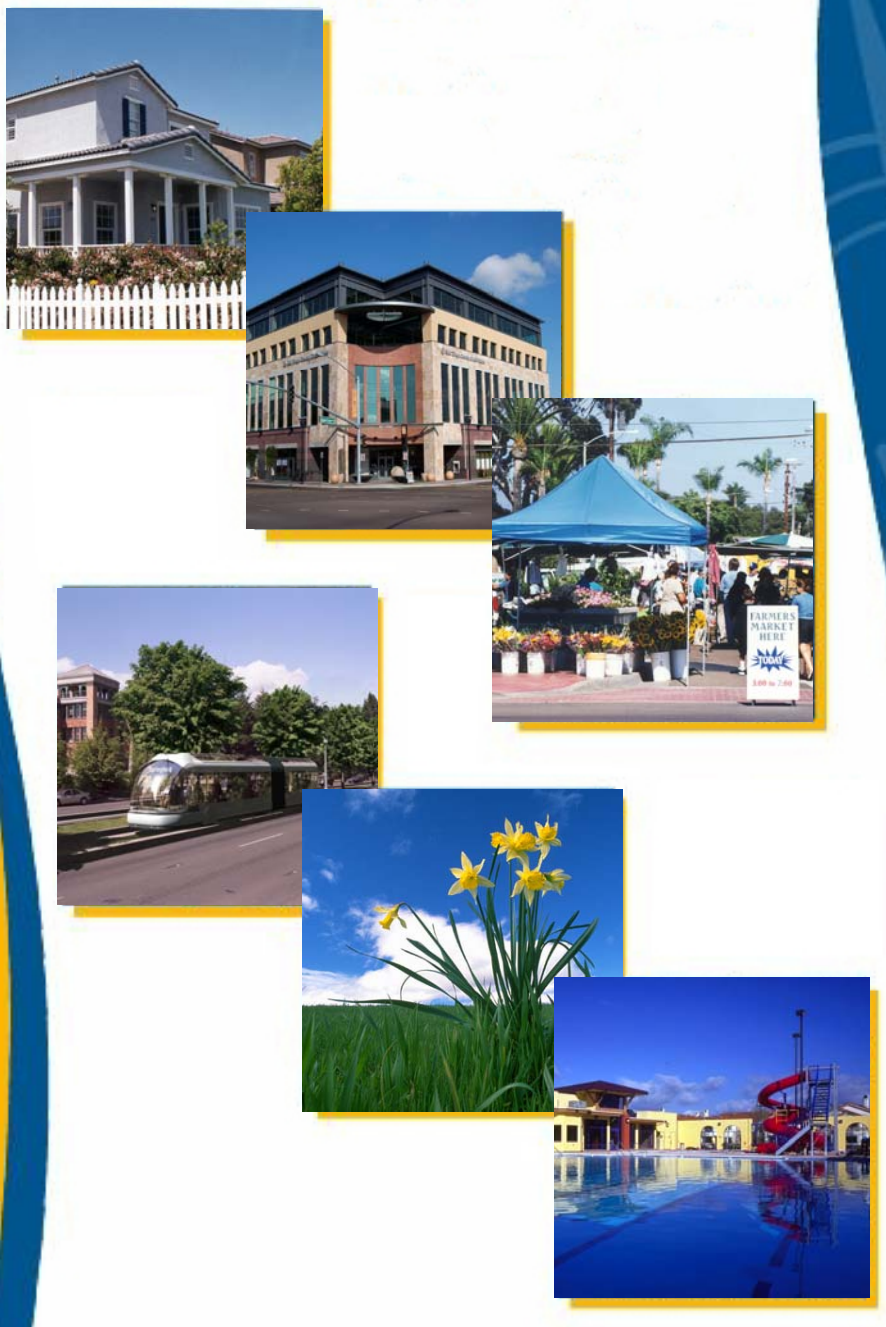
Final Environmental Impact Report



It's Your Future, So Get Involved

Chula Vista Vision 2020

General Plan Update

December 2005

CITY OF CHULA VISTA

ERRATA

FINAL GENERAL PLAN UPDATE EIR

The Final EIR for the Chula Vista General Plan Update is comprised of the following:

- Comments and Responses to Draft EIR
- Revisions to the Draft EIR

In response to public comments, the text of the EIR has been modified which is indicated in underline and strikeout format as follows:

~~Old Text~~ Revised Text

The Final EIR is organized in the same manner as the Draft EIR, as each section of the document has retained the same section number. Immediately following the title page of the EIR are the comments and responses to the Draft EIR. Following the comments and responses is the revised Draft EIR. Where changes in the text have been made in response to comments on the Draft EIR, such changes are noted in the responses. Specifically, these changes to the EIR are limited to the following sections:

Executive Summary

Project Description

Land Use

Landform Alteration/Aesthetics

Biological Resources

Cultural Resources

Water Resources and Water Quality

Transportation

Air Quality

Public Services

Public Utilities

Hazards/Risk of Upset

After completion of the Draft EIR, revisions to the document text have been identified by City staff in order to correct inaccurate information. All of the corrections have been

reviewed, and none of them affect the impact analysis conclusions. The corrections are summarized below.

- Executive Summary, Section 1.1, page S-1, third paragraph, the text has been revised as follows:

  Chula Vista encompasses approximately 52 square miles of land from the San Diego Bay to the Otay ~~Lakes~~Reservoir, generally between Sweetwater River and Otay River.

- Executive Summary, Section 1.1, page S-1, fourth paragraph, the text has been revised as follows:

  County land to the east of Chula Vista is generally ~~vacant and~~ undeveloped.

- Executive Summary, Table 1-3, page 21, revised text as follows:

  This includes the joint planning efforts of the City of Chula Vista, the City of San Diego, and the County of San Diego for the Otay Valley Regional Park and Otay River Watershed and SANDAG's RCP, and RTP which promote smart growth principles; Regional Housing Program; Employment Lands Inventory; MTDB trolley extension, including the Otay Ranch Transitway Alignment and alternatives; and MTDB's Transit First studies.

- Executive Summary, Table 1-3, page 25, revised text as follows:

  Implementation of mitigation measure 5.2-1 reduces the significant landform alteration and aesthetics impacts however, the open, rolling hills and surrounding watershed would be permanently altered by development and the impact due to the change from open areas to developed areas remains significant and unmitigated.

- Project Description, Table 3-2, page 23, revised text as follows:

  This category is applied to bodies of water within the General Plan area, including San Diego Bay area and the Otay Reservoir~~Lakes~~.

- Land Use, Section 5.1.1.1, page 92, Modify to reflect text changes identified below:

  The easterly lands are largely under public control; specifically, the City of San Diego, who owns and manages the Otay Reservoir (upper and lower), is required by state and federal laws to protect water quality for potable drinking purposes.

As such the use of pesticides, herbicides, irrigation water, and fertilizers are strictly controlled. Additional water quality monitoring of the reservoir would be required if herbicides or pesticides are used.

- Land Use, Section 5.1.3.1, page 140, the text was revised as follows:

  Currently, the land within both of these subareas is undeveloped~~vacant~~; therefore, any proposed changes would cause an increase over the existing condition.

- Land Use, Section 5.1.3.1, page 147, revised policy number as follows:

  LUT 82~~1~~.4: Prior to approval of any discretionary permit in the Otay Valley District ensure that the proposed project is consistent with the Otay Valley Regional Park Concept Plan, and assist implementation of the Concept Plan through project features and design that support or provide access, staging areas, trails, and appropriate buffering.

- Land Use, Section 5.1.4.3, page 183, revised text as follows:

  Currently, the land within both of these subareas is undeveloped~~vacant~~; therefore, any proposed changes would cause an increase over the existing condition."

- Landform Alteration/Aesthetics, Photograph 5.2-3, revised as follows:

  F Street Looking East~~West~~ Effect of Overhead Power Lines on Tpical Older Residential Neighborhood

- Biological Resources, Section 5.3.1.2, page 225, third paragraph, the text was revised as follows:

  This USFWS also manages ~~has designated~~ approximately 2,620 ~~3,940~~ acres of land and water in South San Diego Bay as the ~~South~~ San Diego Bay ~~Unit of the San Diego~~ NWR, which is partly located within the jurisdictional boundaries of Chula Vista. Within the refuge boundaries, USFWS ~~will~~ protects and manages native fish and ~~the remaining~~ wildlife habitat in and around the southern end of San Diego Bay. ~~using a variety of habitat protection methods.~~ Coordinating with landowners, ~~local~~ local, state, and federal agencies, and the ~~U.S. Navy,~~public, USFWS is currently ~~will be~~ developing a management plan that will describe the desired future conditions of the San Diego Bay MWR and provide long-range guidance and management direction for ~~to~~ conserving ~~e~~ wildlife and habitat resources within the Refuge. ~~through land acquisition, protection through interagency agreements with the Navy, and cooperative agreements, coordinated planning and shared resources with local, federal, and state agencies.~~

- Biological Resources, Section 5.1.3.4, page 226, second paragraph, the text was revised as follows:

  The Otay/Sweetwater Unit of the San Diego NWR and the South San Diego Bay Unit of the San Diego Bay NWR are adjacent to the Southwest Planning Area. Wildlife species known to occur in these ~~is~~ areas include ~~gull billed tern, egrets, elegant terns, l~~least Bell's vireo, California gnatcatcher, the quino checkerspot butterfly, San Diego horned lizard, ~~and~~ arroyo toads, California lest tern, western snowy plover, gull billed tern, and elegant tern, among many others.

- Cultural Resources, Section 5.4.1.1, page 243, the EIR was revised to include the Ad Hoc Committee report Evaluation of Historic Preservation in Chula Vista as an attachment to the EIR. The text was revised as follows:

  The report of the Ad Hoc Committee titled An Evaluation of Historic Preservation in Chula Vista was adopted by the City Council on September 30, 2003 [Resolution #2003-416] and is attached in Appendix J.

- Cultural Resources, Section 5.4.1.2, page 243, fourth paragraph, revised text as follows:

  They began developing the area by subdividing a 5,000-acre portion into five-acre lots. The lots were separated with avenues and streets 80 feet in width and a steam motor passing through the center of the streets.

- Cultural Resources, Section 5.4.1.2, page 244, fourth paragraph, revised text as follows:

  There are currently 69~~1~~ sites on the List of Historic Structures in the city (Table 5.4.1). These 69~~1~~ structures have been determined by the City Council to meet the City's historic criteria." In addition, Table 5.4-1 has been corrected to reflect the updated number of sites on the List of Historic Structures in the city.

- Cultural Resources, Table 5.4-1, added text as follows:

Site No.	Address	Historic Name
64	254 Fifth Avenue	Martin Sette House
65	181 Madrona Street	Almond Pickering House
66	238Second Avenue	John M. Davidson House
67	186 Cypress Street	James Williams House
68	3487 Main Street	Lorenzo Anderson House
69	470 E Street	The Horace Sloan House

- Cultural Resources, Section 5.4.3, page 249, third paragraph, revised text as follows:

  These 69~~1~~ structures have been determined by the City Council to meet the City's historic criteria.

- Water Resources and Water Quality, Section 5.9.1.2, page 306, fourth paragraph, the text has been revised as follows:

  The Otay hydrologic unit encompasses approximately 160 square miles in southwest San Diego County. The major waterbodies include the Upper and Lower Otay Reservoirs, Otay River, and the San Diego Bay. The Otay Reservoir is a drinking water source. The watershed consists largely of unincorporated area, but also includes portions of the city of Chula Vista, as well as other cities. The predominant land uses in the watershed are open space (67 percent) and urban/residential (20 percent). Serious water quality problems are limited to the presence of elevated coliform bacteria in the Pacific Ocean receiving waters near Coronado.

- Water Resources and Water Quality, Section 5.9.1.2, Page 310, third paragraph, revised text as follows:

  At the eastern end of the Otay River valley are two reservoirs used for flood control and municipal water storage by the City of San Diego, the Upper and Lower Otay Reservoirs. The reservoirs are fed by Proctor Valley Creek, Jamul (Dulzura) Creek, and a number of smaller drainages in the San Miguel and Jamul Mountains, as well as imported water. The use of pesticides, herbicides, irrigation water, and fertilizers are strictly controlled adjacent to the Otay Reservoir. Additional water quality monitoring would be required if herbicides or pesticides are used.

- Water Resources and Water Quality, Table 5.9-2, Sweetwater Hydrological Unit Beneficial Uses, has been revised to include a column for Reservoirs and Lakes.

- Water Resources and Water Quality, Figure 5.9-2 has been revised to update the 100-year flood boundary and inundation area for the lower Sweetwater River to reflect the channel improvements constructed by the U.S. Army Corps of Engineers west of I-805.

- Water Resources and Water Quality, Section 5.9.1.2, Page 313, first paragraph, revised text as follows:

  The location of surface waters within the General Plan area is provided in the San Diego Bay, Otay, and Sweetwater watershed discussions above. The major inland water bodies, Upper and Lower Otay Reservoirs~~Lakes~~, are two reservoirs that supply drinking water to more than 200,000 people. The Otay Reservoir is part of the City of San Diego municipal drinking water supply system and is kept approximately 75 to 85 percent full in order to meet emergency water storage requirements. These reservoirs also provide important habitat and recreational opportunities.

- Transportation, Section 5.10, Page 349, modified to include Table1.4-1 of the traffic study as follows.

  The project's circulation impacts were determined based on a comparison of long-term future conditions to existing conditions (i.e., "plan-to-ground"). The traffic implications of proposed land use/transportation network alternatives were evaluated using the SANDAG TRANPLAN regional traffic model, which is based on Series 10 employment and population projections for the San Diego region. This computerized model takes land use and transportation network information as inputs and estimates the volumes of traffic on existing and future roadways under long-term future conditions using the four-step Urban Transportation Planning Process. Table 5.10-3 summarizes the land use and network assumptions for each alternative evaluated in the study. The planning "horizon year" for this study is the Year 2030. Regional transportation infrastructure was modeled using SANDAG's "reasonably expected" Mobility 2030 assumptions. The impact analysis assumed that the city was built out in 2030, but that the surrounding area was consistent with the SANDAG land use assumptions for the year 2030.

  Tables 5.10-3, 5.10-4, and 5.10-5 have been renumbered to 5.10-4, 5.10-5, and 5.10-6, respectively.

- Transportation, Section 5.10.3.2, Page 355, modified text as follows:

  As discussed above, existing and future levels of service were calculated for each roadway segment evaluated. The future condition was determined for the Preferred Plan and each of the scenarios was evaluated by comparing the existing level of service to the future levels of service by scenario (see Table 5.10-4). In addition, all Year 2030 scenarios assume that SR-125 will operate as a tollway. The following results are organized by each component of Threshold 2.

- Air Quality, Section 5.11.5, Page 419, modified to reflect text changes identified below.

  Threshold 4: Expose sensitive receptors to substantial pollutant concentrations.

  The potential for development under the Preferred Plan or any of the Scenarios to expose sensitive receptors to substantial pollutant concentrations is self-mitigated and not significant because of Policy EE 6.4 of the proposed General Plan Update avoids the placement of a sensitive receiver within 1,000 feet of major toxic air emitters and Policy EE 6.10 requires analysis of health risk resulting from new development or redevelopment projects within 500 feet of a highway. In addition, pollutant concentrations resulting from CO hotspots is self-mitigated and not significant because the adoption of Policy LUT 14.2 requires the optimization and maintenance the performance of the traffic signal system and the street system, to facilitate traffic flow and to minimize vehicular pollutant emission levels. No additional mitigation is required.

  ~~The potential for development under the Preferred Plan or any of the Scenarios to result in a land use that would violate an air quality standard or contribute to an existing violation is self-mitigating through adoption and compliance with Policy EE 6.4. No additional mitigation is required.~~

- Public Services, Section 5.13.3, Schools, Page 478, has been revised to indicate that 5.6 new elementary schools will be needed in western Chula Vista in order to meet increased demand upon buildout of the Preferred Plan.

- Public Services, Figure 5.13-4, has been revised to be consistent with the General Plan Update Figure 8.8 of the Public Facilities Element.

- Public Services, Table 5.13-12, has been revised to include the following footnote:

  NOTE: Future parks and recreation facilities include proposed parks that are not yet planned or programmed.

- Public Utilities, Section 5.14.1.3, Water, page 514, third paragraph, revised text as follows:

  Buildout of the General Plan under the Preferred Plan or any of the Scenarios would place demands on the water supply system, both in the need to improve and develop infrastructure and in the provision of an adequate supply. All four scenarios propose to increase development potential in each update area of the city. This increased demand for water would require corresponding

improvements to treatment and distribution facilities. Both the Sweetwater Authority and OWD have capital improvement programs for completion of required infrastructure. Since these capital improvement programs are based on the current Master Plans, which are based on the adopted General Plan, the adoption of any of the four scenarios proposed would require the capital improvement programs to be reevaluated. They would serve as the lead CEQA agency for their respective infrastructure improvements, and are responsible for assessing specific potential environmental impacts. Significant impacts could occur as a result of the completion of these projects. At this level of planning, the extent of those effects is speculative because the nature and location of those improvements has not been determined."

- Public Utilities, Section 5.14.1.3, Water, page 515, sixth paragraph, revised text as follows:

  In general, the net result of the land use revisions create the need for additional water supply caused by the increase in projected water demand resulting in direct impacts to the previously planned water system infrastructure. The Authority's ~~T~~transmission system pipelines in various locations will need to be increased in size to provide an adequate level of service. Also, the water storage reservoir volume needs and alternative water supply requirements must be increased.

- Hazards/Risk of Upset, Section 5.15.1.2, Page 538, revised text as outlined below:

  The transformers within the study area were not individually inspected at the time of the site reconnaissance. However, all known PCB transformers were removed from the SDG&E system years ago. Additionally SDG&E has a mandated Corrective Maintenance Program which includes regular inspection of electric transformers located within the City of Chula Vista as well as its entire service territory. Based on the results of these inspections, each transformer is subject to maintenance, repair, replacement or removal as appropriate to avoid or minimize the release and/or exposure of workers or the public to potentially PCB-containing substances. In the event these substances are found or, in the rare event, released, they are properly handled and disposed of in accordance with all applicable federal, state and local regulations.

- Water Technical Report, page 11, fourth paragraph, revised text as follows:

  Established in 1869, the Sweetwater Authority's overall infrastructure is older than OWD's infrastructure. However, as a result of an intensive Capital Improvement Program approximately 90% of their 390 miles of water mains are less than 50 years old. There are 11 emergency interconnections to the City of

San Diego, OWD and the Cal American Water Company. The flow rate by each interconnection varies from 0.72 to 2.08 mgd depending on size of the interconnecting pipeline and hydraulic gradient. It is not planned that all interconnections would be used simultaneously in the event of an emergency. ~~to provide a total flow of approximately 17 mgd.~~

- Water Technical Report, page 15, paragraph, revised text as follows:

  The Sweetwater Authority also provides for the storage of emergency water supply, providing up to four months of emergency supply in Sweetwater and Loveland Reservoirs. In addition, storage tanks in the water system are designed to hold three days of average day demands plus needed fire flows and pump stations with emergency power generators (permanent and portable) to allow continuous pumping. The Sweetwater Authority has taken steps to improve their reliability in an emergency situation. There are 11 emergency interconnections to the City of San Diego, the Otay Water District and Cal American Water Company. The flow rate by each interconnection varies from 0.72 to 2.08 mgd depending on size of the interconnecting pipeline and hydraulic gradient. It is not planned that all interconnections would be used simultaneously in the event of an emergency ~~to provide a total flow of approximately 17 mgd if needed.~~.